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**DATE:** March 31, 2003

**TO:** File/Record/Applicant

**FROM:** Larry M. Leaman, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA03-0020 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16349 and 16355.

Owner: K. Hovnanian Companies  
Agent: John Pham, Hunsaker & Associates

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**I. NATURE OF PROJECT:**

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16349 and 16355. The model complex is located at 27955 Sol St., Ladera Ranch, located in Planning Area 4B of the Ladera Planned Community. The project consists of four (4) model single-family detached homes, located on lots 5 through 8 and with a temporary sales office located within the garage of the model home on lot 8 within Tract 16349. The temporary project parking lot is located on lots 9 and 10 and provides a total of fifteen (15) off-street parking stalls, including two (2) handicapped stalls. The project also includes typical signage, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary walkways leading from the off-street parking area to the model sales office. A gazebo structure is also proposed to be located on "A".

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**II. REFERENCE:** (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director, Planning and  
Development Services Department

By: \_\_\_\_\_  
Chad Brown, Chief  
Site Planning and Consistency  
Section

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval